

THE DAY'S TRADING IN REAL ESTATE

Large Plot in West 35th Street
Sold to Loft Builders
for \$300,000.

GREENWICH VILLAGE DEAL.

Building in Charles Street Sells
for Less Than It Cost
42 Years Ago.

Private sales were not numerous yesterday. This was not unexpected, as trading at private contract is never extensive after holiday. Though it was not a big day, it was none the less interesting. Charles E. Duross, president of the Duross Company, put through a transaction in the old Ninth ward which indicates what sentiment has done to values in that district.

For Mrs. Mary J. Alker he sold 33 Charles street, a three-story and basement brownstone dwelling on the north side of the street fifty feet east of West Fourth street, for a figure less than she paid for the ready forty-two years ago. In 1870 she bought the house. It had just been finished together with a row of similar houses which extended half way down the block. For the property, which stands on a lot 6x100, she paid \$14,000. At the time this was not too much, as that part of the city, and particularly that block, was covered with comfortable dwellings, many of which were tenanted by families of distinction and wealth.

The Ninth ward at that time was one of the few sections of the city that had not been invaded by foreigners. It was occupied almost exclusively by Americans who could trace their forefathers back to Colonial days. A good many of them are left, and for that reason Greenwich Village, or the Ninth ward, is often referred to as the Yankee ward. Brokers have found it one of the friendliest sections in the city in which to do business because of the pride of the residents. Many of them own their own homes and value them according to sentiment. Many will not entertain an offer to sell because the house was the residence of a great-grandfather or other ancestor who was a big man in his day.

It was on such flimsy things that Greenwich Village values were based. As a consequence builders, investors, brokers and in fact everybody associated with buying and selling ready would pay no attention to the Ninth ward. It was passed by and instead of values going up as they have in other sections they decreased. Even at depressed prices brokers could not be induced to enter the section.

Charles street, where Mrs. Alker went there to live was lined with shady trees, it was a pleasant looking street and still retains a comfortable appearance. Mrs. Alker's son, Mr. Alexander J. Alker, who has found a position in the Ninth ward in the last ten years. That colony is now one of some size. Loft buildings have also helped to shake sentiment out of values. This was brought about in a way by the New York Corporation which a few years ago sought the services of the architect, H. P. Dwyer. The corporation which a few years ago sought the services of the architect, H. P. Dwyer, has sold 500 feet of West Thirty-fifth street, two three-story and basement dwellings on a plot 10x100. The site immediately adjoins the twelve-story building occupied by Oppenheim, Collins & Co., Dr. May, who represented Herman Astor, and Mrs. Bella Hochstetler, the players. The building is to be used for a dormitory. The buyers are Goodman & Goodman, who have operated extensively in Herald Square section in the last year with success. The buyers will immediately erect a modern mercantile fireproof building two stories high.

Mr. Dwyer, secured from the Metropolitan Life Insurance Company a building loan of \$200,000 for the project. Negotiations are said to be pending for a sublease of the Revillon Building on West Thirty-fourth street diagonally across from the Waldorf Astoria and occupied by Revillon Freres. The building is eleven stories high and was erected by H. P. Dwyer for the present owners. It replaced the old Louisian mansion.

The property is at 17 and 19 West Thirty-fourth street and extends through the block to 30 and 32 West Thirty-fifth street. On Thirty-fourth street the frontage is 100 feet and on Thirty-fifth street 10 feet. Revillon Freres holds the property on a 40-year lease.

Robert Shaw Minton, secretary of the Association for the Improvement of the Condition of the Poor, proves to be the buyer of the Horner building at 26 to 28 West Thirty-sixth street, sold on Saturday by John Benedict for Daniel W. Richman and George F. Powers, who sold the No. 20 West Thirty-sixth Street Company. The property was sold at \$700,000. Mr. Minton is said to have paid between \$670,000 and \$680,000.

The building is of recent construction and was only lately leased to R. Horner & Co., the furniture dealers in West Twenty-third street, for fitting up. The concern will use the third floor of the building, which is twelve stories high. The site, which is 60x98, was acquired by the sellers in December, 1910, from the Union Mortgage Company, which acquired it in a foreclosure suit.

The congregation of the Central Baptist Church has sold its property in West Forty-second street and is preparing to build a new edition on the upper West Side. It will be near Broadway and Ninety-second street, at Amsterdam avenue and Ninety-second street, where it will worship while the new church is being erected.

The West Park Church will be sold. It is at the southeast corner of West Thirty-second street and measures 65x100. The West Park Church dates back to 1870 and the Central Baptist Church to 1840. The latter congregation and its Forty-second street property for \$25,000. A month later it was sold a second time for \$40,000. It is to be replaced with a business building.

Oliver S. Campbell, a stock broker of this city, has purchased from the Lee family of Virginia Smith's and Myrtle Standish, the residence which the Virginian family has occupied since 1907. Mr. Campbell is to use the island for a shooting and fishing preserve. They comprise about 430 acres. According to tradition Capt. John Smith, the explorer, spent much time on these islands.

Beacon Hill at Manhasset Neck, L. I., is to be developed into a residential colony. It was bought yesterday by a syndicate of realty men and the work of putting up the property, which comprises 100 acres, will be started shortly. The price paid is to be \$500,000, which is at the rate of \$5,000 an acre.

The property, 1,385 acres, is long Hempstead Harbor, was formerly the Howell estate. Not far away are the Howells' lands in the Borough of The

Bronx, among the shores of W. Bourke Crook, W. Butler Dingle Jr., Isadore Guggenheimer and Alfred Frazee.

Nearly \$1,000,000 worth of new construction was filed yesterday with the Building Department, a good beginning for the new year. The plans include a twelve-story building for the northeast corner of Broadway and Second Avenue street, a three-story building on Broadway adjoining the American Exchange National Bank, and three twelve-story loft buildings for the midtown section.

Interesting points bearing upon the effect of marriages entered into by foreign citizens upon real estate owned by the contracting parties to the marriage are cleared up in the decision of the Appellate Division in the suit of Marie Gertrude Van Cortlandt Wells against her former husband, Baron de Graffenreid, to recover a one-half interest in the Empire Court apartments at 310 West Ninety-fifth street, conveyed by her to him in 1903 under the terms of their marriage.

Miss Van Cortlandt secured a divorce in the Swiss courts in 1903 and immediately started proceedings to get back the half interest she had given to her husband under the deeds on file in the Register's Office here.

The original trial in the Supreme Court resulted in a decision in favor of the Baron. Justice Page holding the view that Van Cortlandt was married to the Baron, consisting of about 1,000 acres of good tillage and woodland, a modern residence, farmhouse, two horses, with an extensive cranberry bog, has been held by Charles S. Jenkins of Boston and others.

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Real Estate Transfers.

DOWNTOWN.

South of Fourteenth St.

The letters of sale and deed of claim made out for bar and board and a feed containing certain articles of furniture are cleared up in the decision of the Appellate Division in the suit of Marie Gertrude Van Cortlandt Wells against her former husband, Baron de Graffenreid, to recover a one-half interest in the Empire Court apartments at 310 West Ninety-fifth street, conveyed by her to him in 1903 under the terms of their marriage.

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Through his counsel, Thomas P. de Graffenreid, the Baron took an appeal to Justice Ingram, in an opinion in which Justices Clarke and Laughlin concur, reversed the lower court, maintaining that while the law of the place of the celebration of marriage ought to govern the rights of the parties to all real estate in which the parties are located.

For the property, which stands on a lot 16x60, she paid \$14,000.

At the time this was not too much, as that part of the city, and particularly that block, was covered with comfortable dwellings, many of which were tenanted by families of distinction and wealth.

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Bronx comprise four five story brick tenements, the west side of West Avenue, between 16th and 17th Streets, for the Solid Realty Company, a plan of 100x100, same as to lot 100, and a one-story frame shed on the north side of 132d street, 250 feet east of Cypress Avenue, for Constantine Wagner at a cost of \$25.

Admiral Kidder's Estate Sold.

The estate of the late Admiral Kidder, on Marthas Vineyard Island, consisting of about 1,000 acres of good tillage and woodland, a modern residence, farmhouse, two horses, with an extensive cranberry bog, has been held by Charles S. Jenkins of Boston and others.

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